

ORDINANCE NO. 20080821-056

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2105 AND 2107 WEST SLAUGHTER LANE AND CHANGING THE ZONING MAP FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2008-0114, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 5, Block A, Ford Oaks Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Volume 4, Page 264, Official Public Records, Travis County, Texas (the "Property"),

locally known as 2105 and 2107 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following site development regulations apply to the Property:

1. The maximum impervious cover is 60 percent.
2. The maximum height of a building or structure is 35 feet from ground level.
3. The maximum height of a building or structure is two stories.

B. The following uses are prohibited uses of the Property:

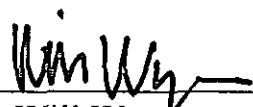
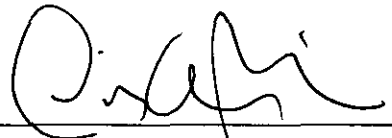
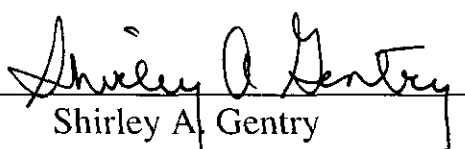
College and university facilities
Cultural services
Convalescent services

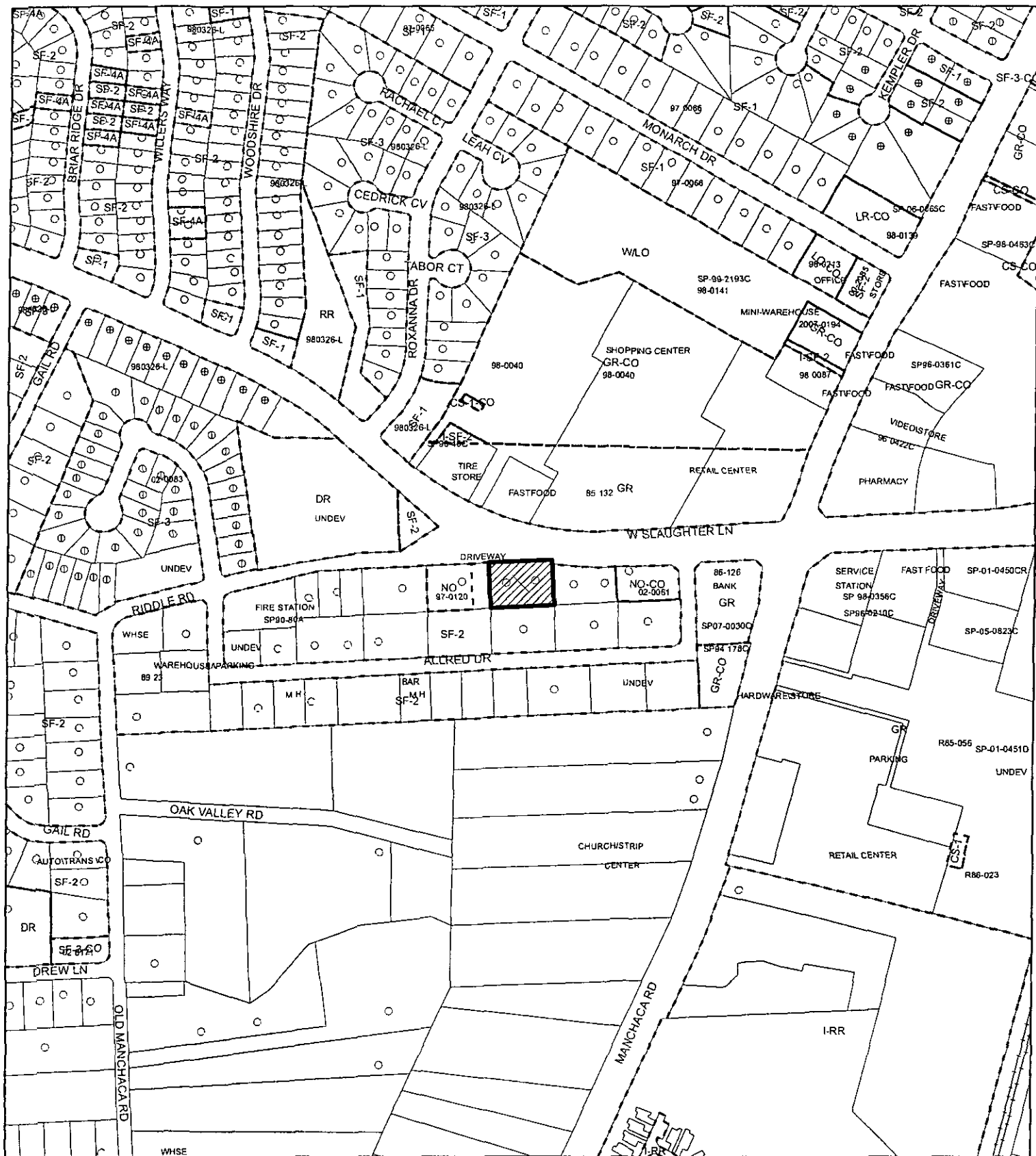
Communication services
Hospital services (limited)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, and other applicable requirements of the City Code.




PART 3. This ordinance takes effect on September 1, 2008.

PASSED AND APPROVED

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		§	
		§	
<u>August 21</u> , 2008			
			Will Wynn
			Mayor
APPROVED:		ATTEST:	
	David Allan Smith		Shirley A. Gentry
	City Attorney		City Clerk



ZONING EXHIBIT A

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0114
 ADDRESS 2105 & 2107 W SLAUGHTER LANE
 SUBJECT AREA 0.537 ACRES
 GRID E14
 MANAGER W. RHOADES

OPERATOR S MEEKS



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.